



# 2020 Health and Recovery General Obligation and Bond

January 24, 2022



**ONESF**  
Building Our Future

**SAN FRANCISCO  
RECREATION  
& PARKS**



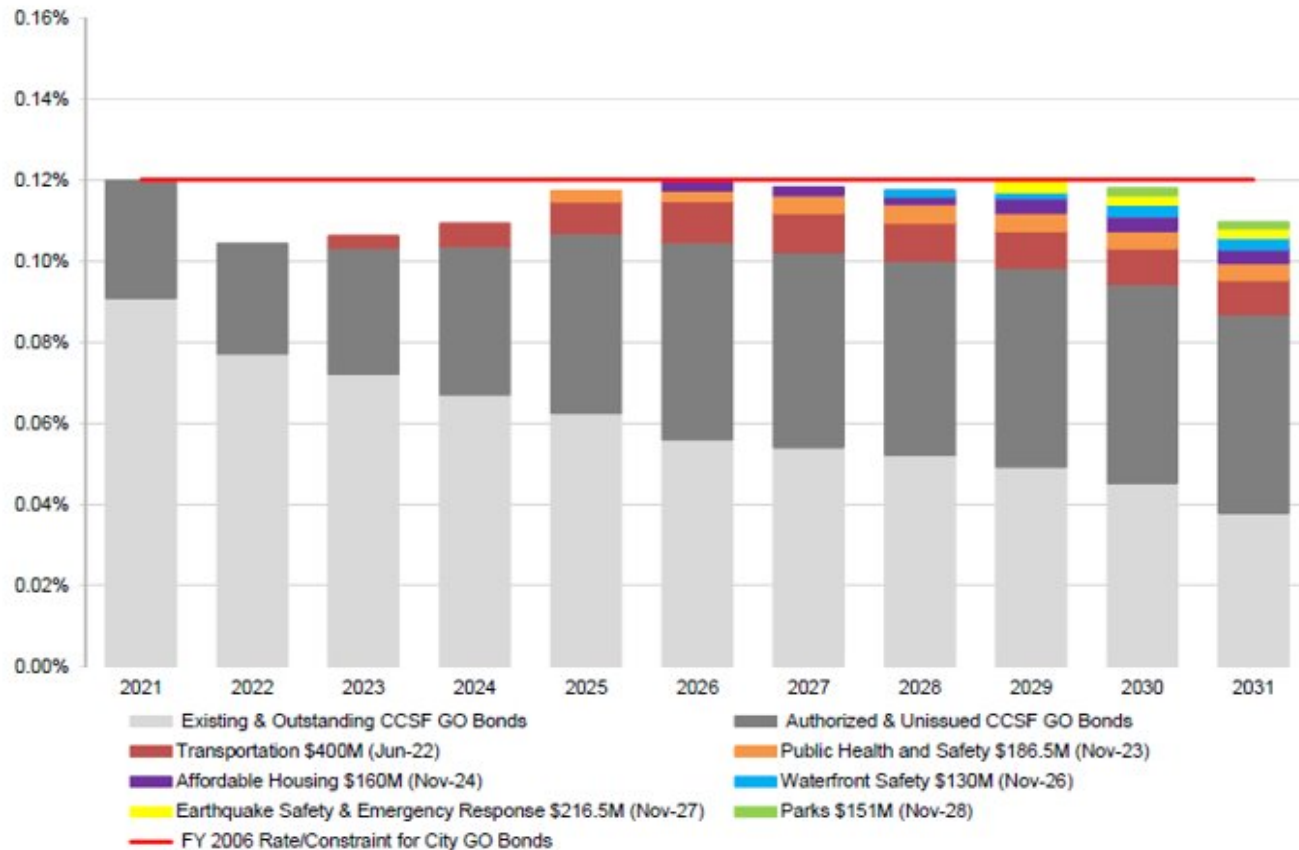
**SAN FRANCISCO  
PUBLIC WORKS**

**San Francisco**  
Department of Public Health

# Link to the Capital Plan

The City's FY22-31 Capital Plan anticipates \$1.2B in General Obligation (G.O.) Bonds over the next ten years, without increasing the property tax rate above 2006 levels.

The Health and Recovery 2020 Bond Program is part of this 10-Year Capital Plan.

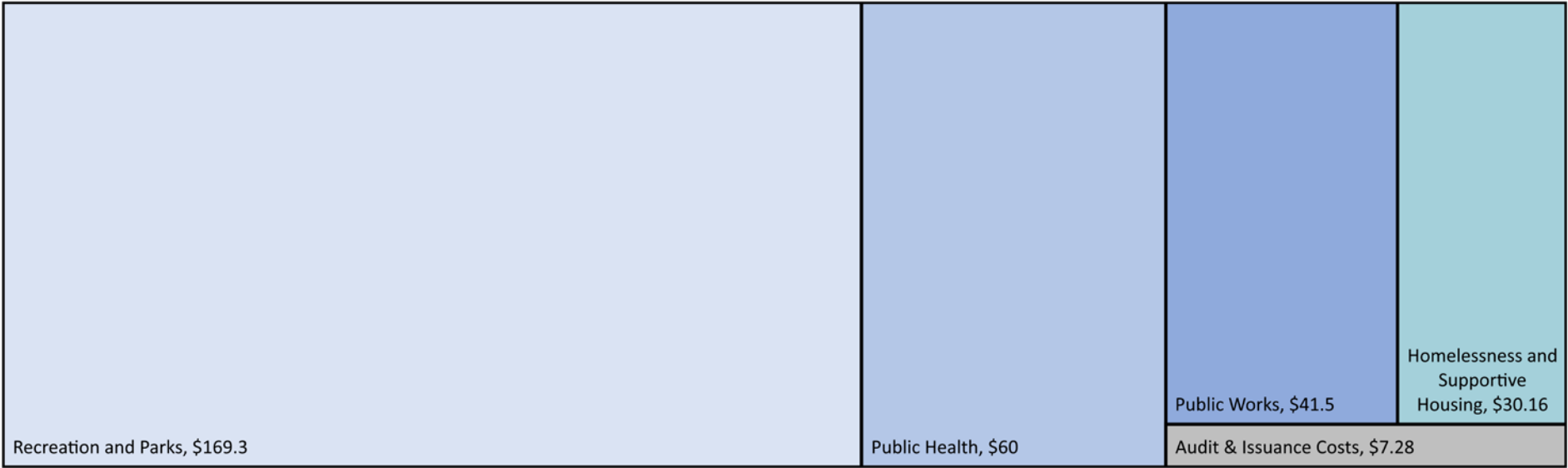


Revised 11-17-2020

*All future debt program amounts are estimates and may be adjusted.*



## First Issuance (Millions)





# SF Recreation and Park Department

## 2020 Health and Recovery General Obligation and Bond



# 2020 Health & Recovery Bond

## Bond Budget

RPD received the First Issuance of \$169.3M in **August 2021**.

The First Issuance funded:

- All Neighborhood Parks
- Recovery Parks – Portsmouth Square
- Trails – Twin Peaks
- Partially funded programs to initiate projects

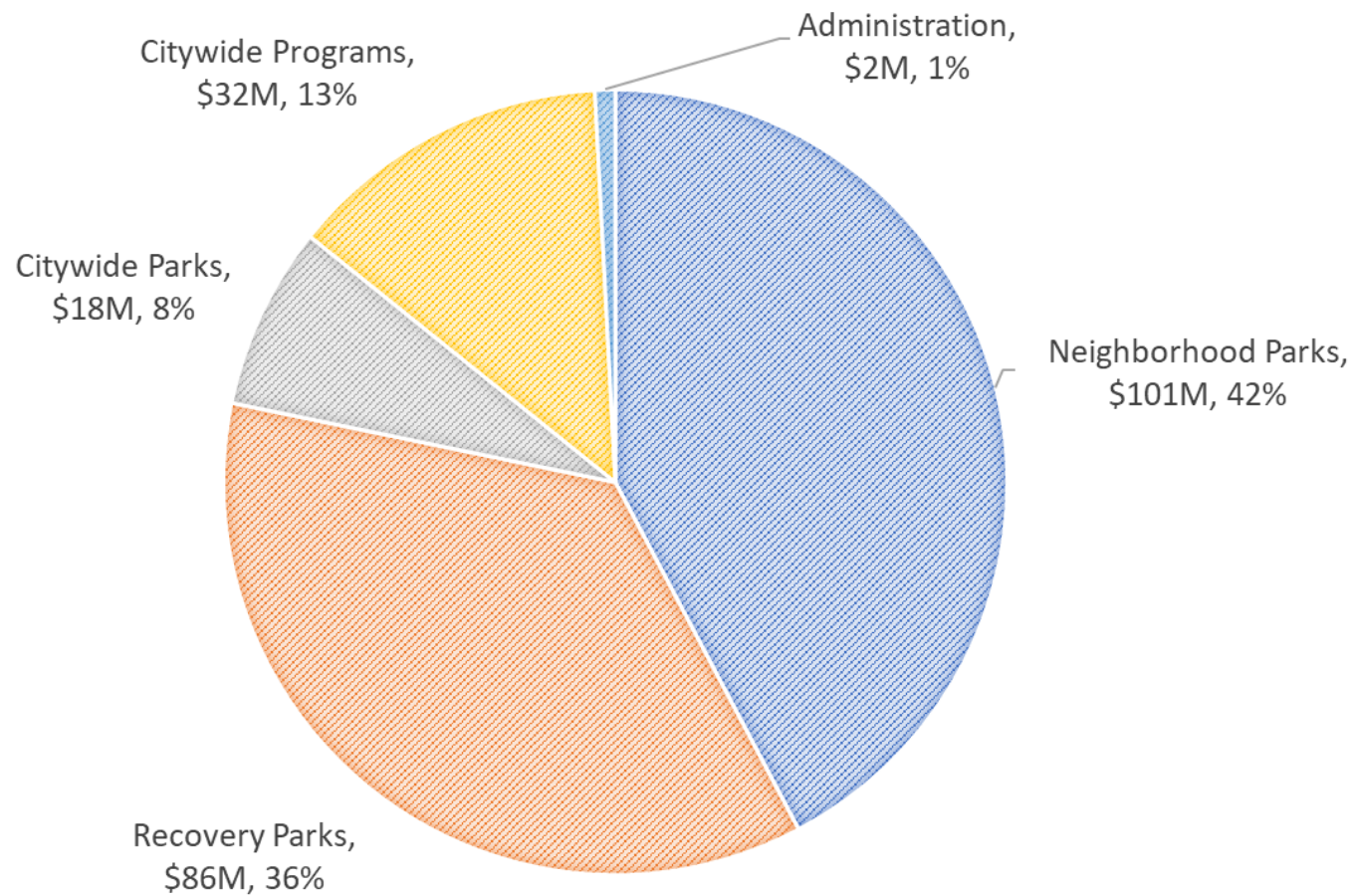
<b>Neighborhood Parks</b>	<b>101,000,000</b>
Buchanan Mall	2,000,000
Gene Friend Recreation Center	30,000,000
Herz Playground Recreation Center	10,000,000
India Basin	29,000,000
Japantown Peace Plaza	25,000,000
Neighborhood Parks Contingency	5,000,000
<b>Recovery Parks</b>	<b>86,000,000</b>
Buena Vista Park	3,000,000
Crocker Amazon	15,000,000
Jackson Playground	10,000,000
Portsmouth Square	54,000,000
Richmond Senior Park	1,000,000
South Sunset Playground	3,000,000
<b>Citywide Parks</b>	<b>18,000,000</b>
Golden Gate Park	10,000,000
John McLaren Park	6,000,000
Lake Merced	2,000,000
<b>Community Gardens</b>	<b>600,000</b>
<b>Community Opportunity Fund</b>	<b>6,000,000</b>
<b>Playgrounds</b>	<b>9,000,000</b>
<b>Sustainability</b>	<b>14,000,000</b>
<b>Trails - Twin Peaks</b>	<b>1,000,000</b>
<b>Contingency</b>	<b>1,400,000</b>
<b>Administration</b>	<b>2,000,000</b>
Controller Audits	338,640
Bond Issuance & Oversight Costs	1,661,360
<b>PARKS AND OPEN SPACES (RPD) TOTAL:</b>	<b>239,000,000</b>





# 2020 Health & Recovery Bond

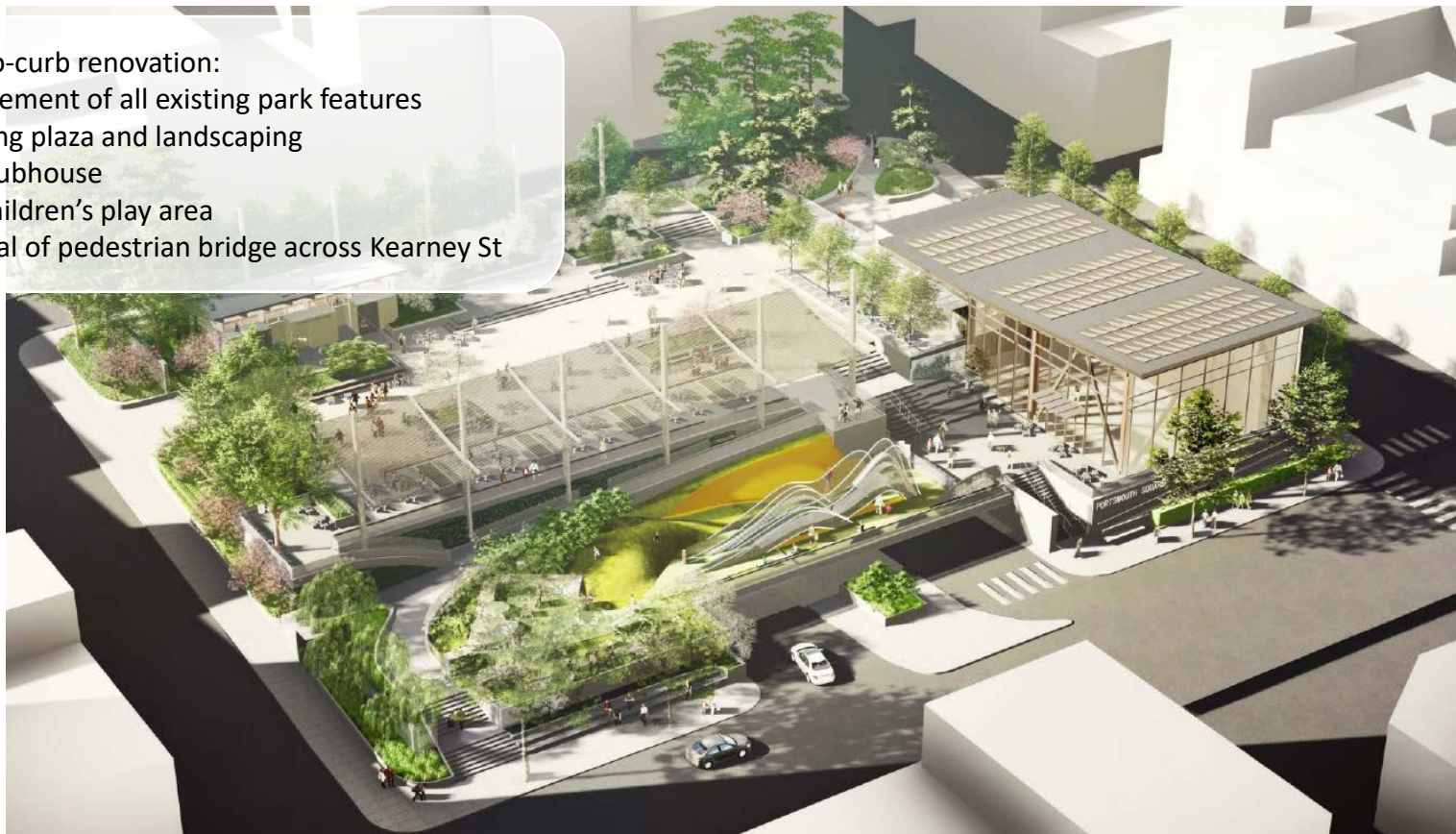
## 2020 HEALTH AND RECOVERY BOND: RPD FUNDING ALLOCATIONS




# Program Highlights: Recovery Parks

## *Portsmouth Square*

- Curb-to-curb renovation:
- Improvement of all existing park features including plaza and landscaping
- New clubhouse
- New children's play area
- Removal of pedestrian bridge across Kearney St



 **\$66M Project Budget**  
\$54M Bond Allocation

### **STATUS**

- ✓ Environmental review complete
- ✓ Concept Design approval 1/20/22



# Project Highlights: Gene Friend Rec Center

- Full demolition of the existing facilities for curb-to-curb renovation
- New gym building with two indoor courts and outdoor terrace
- New outdoor court
- New playground and amenities



*Concept Design (Sept 2019)*



**\$59M Project Budget**

**\$30M Bond Allocation**

## **STATUS**

- ✓ Environmental review complete
- ✓ RFP for design services has been published and firm selected
- ✓ RFP for CM/GC being released this Spring
- ✓ Additional funding secured: Development Impact Fees, Downtown Park Fund, Local Grants





# Project Highlights: Rec Center at Herz Playground



- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation

Concept Design



\$25M Project Budget

\$10M Bond Allocation

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Partnership with HOPE SF Sunnydale
- ✓ Additional Funding secured: HOPE SF Sunnydale, Local Funding
- ✓ Additional Funding in process: Federal & Local Funding





# Project Highlights: India Basin Phase II (900 Innes Improvements)



- New park at former industrial waterfront
- Sea level rise and shore enhancements
- Restoration of the historic Shipwright's Cottage
- New food pavilion building
- Seating terraces and circulation pathways connecting the adjacent parks
- Total project cost: \$136 million (includes remediation, 900 Innes, Shoreline Park, and the Equitable Development Plan)

*Concept Design*

 **\$45.8 M Project Budget**

\$29M Bond Allocation

## **STATUS**

- ✓ Phase I 900 Innes Remediation underway: ALL hazardous material has been removed from the site
- ✓ Phase 2 900 Innes Park Creation to commence in summer 2022
- ✓ Equitable Development Plan (EDP) and 900 Innes Park Creation bid documents being released shortly



# Project Highlights: Buchanan Street Mall



- New playgrounds
- New Site furnishings
- Adult exercise equipment area
- Improved pedestrian circulation & memory walk
- New elevated stage area for events



**\$23M Project Budget**

\$2M Bond Allocation

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Additional funding secured: State Grants, Development Impact Fees, other Local Funding

*Turk Street Gateway Rendering*

# Project Highlights: Japantown Peace Plaza

- New decorative plaza, flexible design
- Furnishings, lighting
- Improved circulation
- Seating terraces
- Retain and highlight historic-cultural elements



**\$25M Project Budget**

\$25M Bond Allocation

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway





# Program Highlights: Citywide Parks & Programs

## *Sustainability*



*Rendering of South Ocean Beach Coastal Trail*

## *Citywide Parks*



*Golden Gate Park*

## *Community Opportunity Fund (COF)*



*COF project at Duboce Park*

## *Trails*



*Rendering of Twin Peaks Promenade*



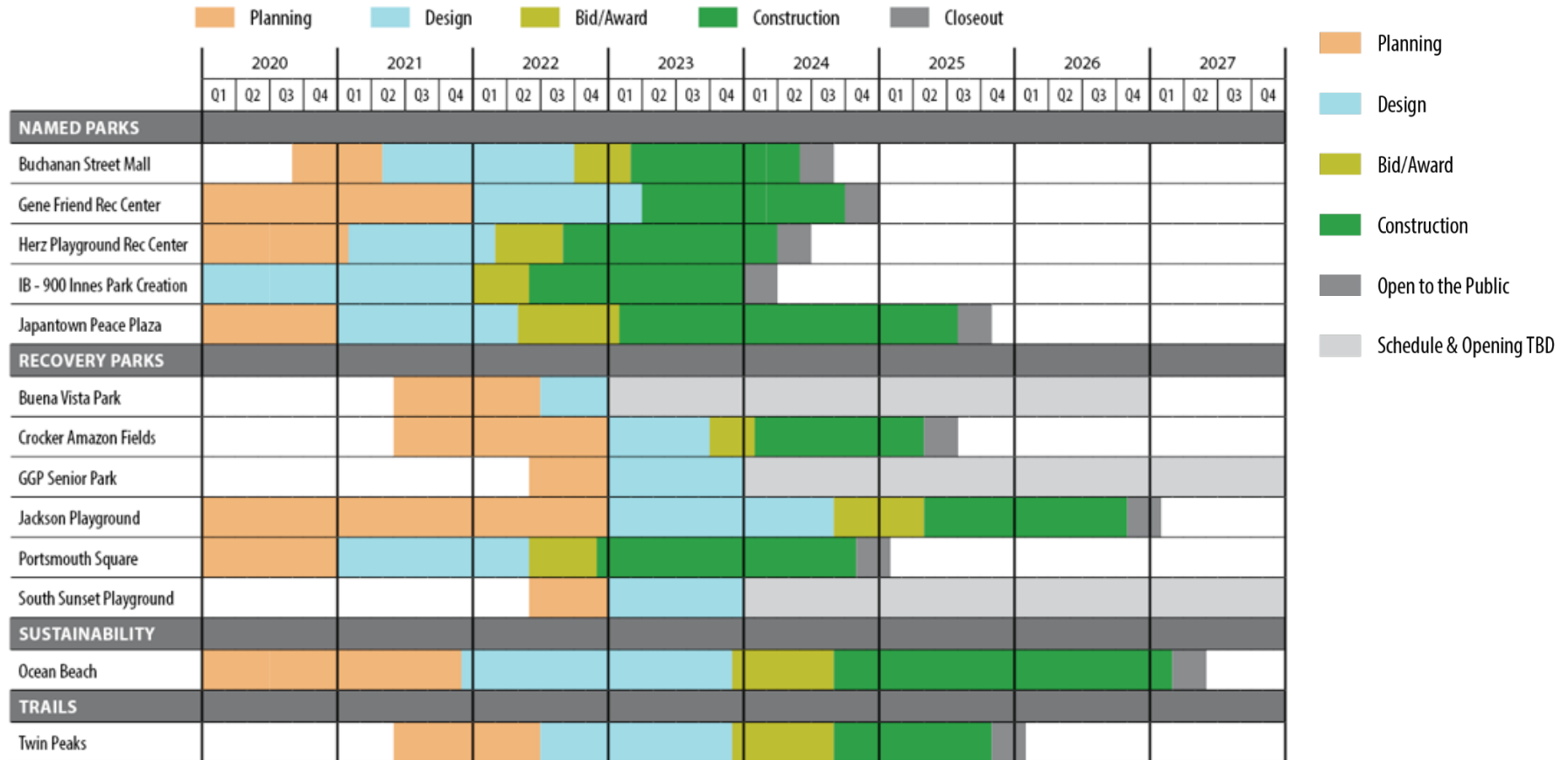
*McLaren Park*



*Lake Merced*

# Project and Program Schedules

2020 Bond Project Schedules DRAFT - 01/19/2022 Updates



# Challenges & Risks

- Unfavorable Bidding Environment:
  - Bids are coming back 20%-40% above engineers estimates; pursuing the development of a bid reserve to ensure we can deliver scope as promised.
- Coordination with PG&E
- Regulatory/Unforeseen Site Conditions
  - Required additional permitting and planning work before construction could begin
- Building stewardship for Citywide Programs
  - Robust (and lengthy) community outreach process



# San Francisco Public Works Right-Of-Way Repair





# 2020 Health and Recovery Bond

## Background

The 2020 Health and Recovery General Obligation Bond dedicates \$41.5 million to address capital needs in the City's right-of-way and public spaces.

The City and County of San Francisco is responsible for the maintenance of approximately 940 miles of streets and approximately 390 street structures of which many are public staircases, bridges, and plazas found in each of its neighborhoods. To ensure the City's streets and public spaces are accessible, curb ramps are installed to assist people with disabilities and who have trouble stepping on and off the sidewalk for navigation in the public right of way.

The Health and Recovery Bond includes investments in:

Right-of-Way Repair	(\$M)
Street Resurfacing	\$31.5 million
Curb Ramps	\$5 million
Street Structures and Plazas	\$5 million
Total: Right-of-Way Repair	\$41.5 million

# 2020 Health and Recovery Bond




## Program Schedule and Budget

Public Works received the Full Issuance of \$41.5M in August 2021.

	2021				2022				2023				2024			
Program Name	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Street Resurfacing																
Curb Ramps																
Street Structures and Plazas																

 Estimate Program Schedule



 Remaining Balance  
 Encumbrance  
 Actuals



# Street Resurfacing

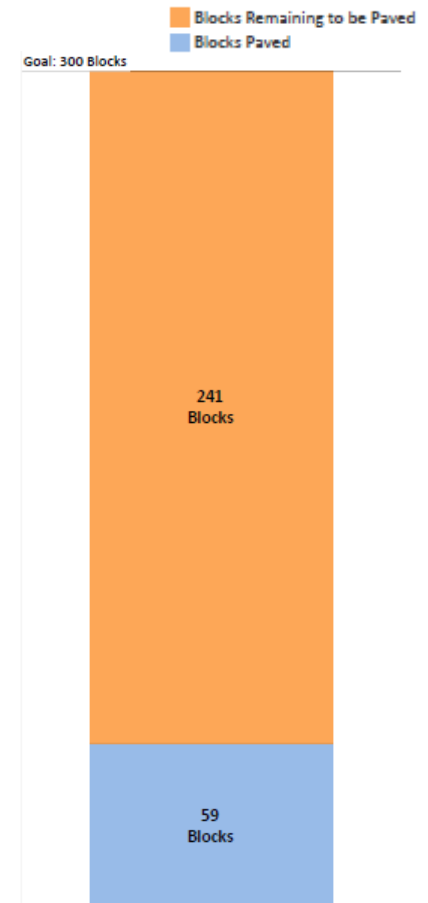


## Goal:

Under this bond, \$31.5M will fund repairing and resurfacing approximately 300 blocks.

## Accomplishments:

59 Blocks have been resurfaced or 20% of the GO Bond resurfacing goal. The remaining 241 Blocks will be completed within projects that are currently beginning construction.



# Curb Ramps

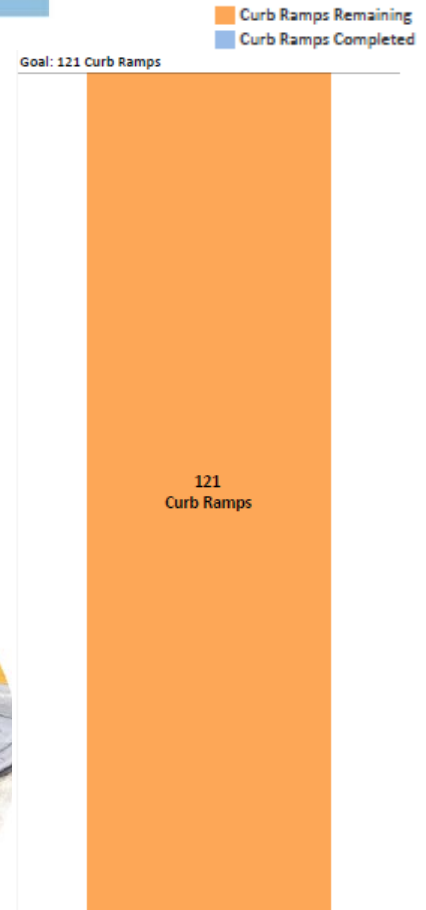


## Goal:

Under this bond, \$5M will fund the design and construction of 121 curb ramps.

## Accomplishments:

60 curb ramps have been designed and 8 are under construction.





# Street Structures and Plazas

Actuals  
\$29,999

Remaining Balance  
\$4,963,726

Encumbrance  
\$6,275

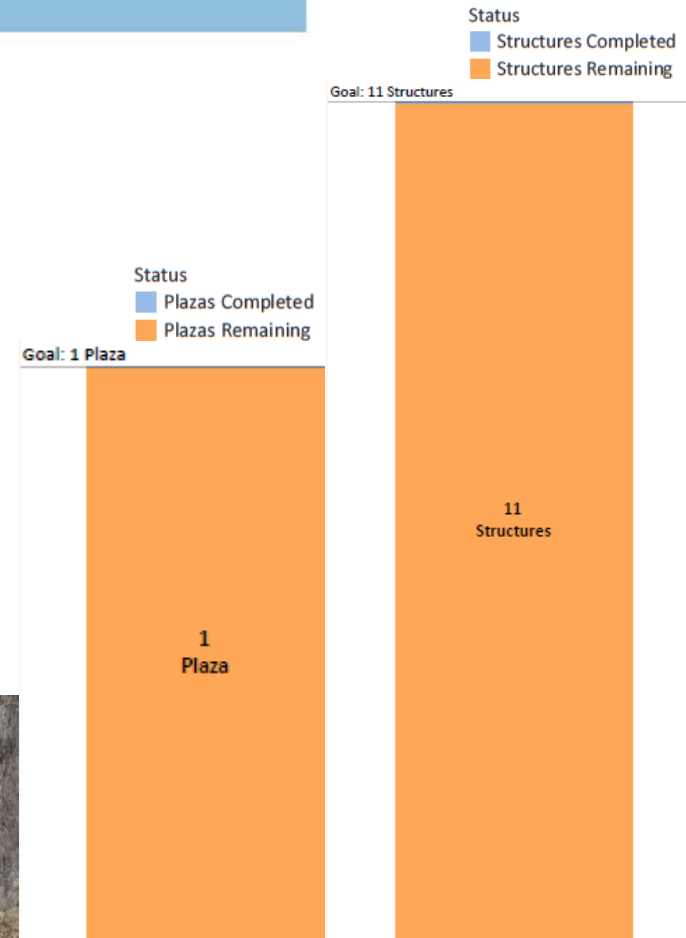
Remaining Balance  
Encumbrance  
Actuals

## Goal:

Under this bond, \$5M will fund the maintenance and repairs of 11 structures and 1 plaza.

## Accomplishments:

2 structure repair projects advertised and 2 are in construction.



# Challenges and Risks

- Project coordination
  - Utility clearances with other public and private agencies/companies.
  - Joint projects may extend design and construction durations due to expanded scope of work.
  - Potential Easement Agreements with Property Owners
- Proposition B, Public Works Commission and Sanitation and Streets Commission Charter Amendment
  - Uncertain of potential changes to current policies and procedures



# San Francisco

## Department of Public Health

2020 Health and Recovery General Obligation Bond



With the issuance of Health & Recovery Bond funds DPH is proposing to invest in important facility acquisitions, renovations, and expansion across the continuum of care – from renovating and expanding Psychiatric Emergency Services (PES) at ZSFG to better serve clients in crisis to acquiring buildings to provide placements for much needed treatment and long-term care support.

DPH Allocation*	
<b>Behavioral Health Acquisitions &amp; Rehabilitation</b>	\$43.5 million
<b>Psychiatric Emergency Services (PES) Renovation &amp; Expansion at ZSFG</b>	\$11.4 million
<b>Planning, Program and Project Management</b>	\$5 million
<b>Controller Audits</b>	\$0.1 million
<b>Total: Public Health</b>	<b>\$60.0 million</b>

\* Project fund allocations shown include bond issuance and oversight costs.





## BEHAVIORAL HEALTH ACQUISITION AND REHABILITATION

- Actively collaborating with Real Estate on the acquisition of a large property that could house up to 70-beds for a Residential Care Facility or a Residential Step-Down Facility for Substance Use Disorders (SUD)
- Pursuing potential acquisition of a site to co-locate
  - A permanent 20-bed Managed Alcohol Program (MAP)
  - An 8-12 bed Alcohol Sobering Program, and
  - An Emergency Stabilization Unit
- Working on predevelopment planning for a project to build out up to 140 Residential Step-down beds, or other additional beds that would go toward meeting DPH's Mental Health San Francisco 400-bed expansion goal



# Zuckerberg San Francisco General Hospital and Trauma Center

- Interior renovation:
- Remodel of old Emergency Department in Building 5
- 6 Seclusion rooms
- Expanded Day room/Patient care area
- Centralized staff/Nursing station



🏠 \$11.4 M bond

### STATUS

- ✓ Demolition underway
- ✓ OSHPD/HCAI Permitting underway
- ✓ Targeting construction completion June 2024





DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

## 2020 Health and Recovery General Obligation Bond

January 24, 2022



# 2020 Health and Recovery G.O. Bond Overview

**Scope:** Stabilization, acquisition, construction, expansion and improvement of permanent supportive housing units and emergency shelters.

- **Authorization Total :** *\$147 million*
- **Amount Issued To Date:** *\$30,160,200*
- Anticipated Next Issuance: TBD
- Anticipated Date of Next Issuance: TBD





# Overview

Program	Description	Key Deliverables/Milestones
Emergency Shelter	<b>Bond Goal:</b> Acquire partially renovated site at 888 Post Street/700 Hyde Street for a 75-bed low-barrier shelter serving homeless youth ages 18-24	<b>Completed:</b> Lower Polk TAY Navigation shelter opened in spring 2021; City closed acquisition in August 2021.
Adult Permanent Supportive Housing	<b>Bond Goal:</b> Acquire approx. 250 housing units to house and serve people exiting chronic homelessness	<b>Progress (with non-bond funds):</b> <ul style="list-style-type: none"><li>• 350 units under contract with Prop C fund.</li><li>• ~450 additional units under negotiation</li></ul>



# HSH Issuance Summary

	Past Bond Sale(s)	Future Sale(s)	
Program	1 <sup>st</sup> Issuance (\$ in Millions)	2 <sup>nd</sup> Issuance (\$ in Millions)	Total (\$ in Millions)
Lower Polk TAY Navigation Center – 888 Post Street	\$ 29.1		\$29.1
Bond Program Delivery	\$ 1.0		\$ 1.0
Adult Permanent Supportive Housing – Acquisition	\$ 0.06	\$115.64	\$115.7
Financing & CSA Costs		\$ 1.2	\$ 1.2
<b>Total</b>	<b>\$ 30.16</b>	<b>\$116.84</b>	<b>\$147.0</b>



# Status Update

	Accomplishments/Milestones
Lower Polk TAY Navigation Center	<b>Completed:</b> <ul style="list-style-type: none"> <li>Lower Polk TAY Navigation (low-barrier) shelter opened to clients in spring 2021, operated by 3<sup>rd</sup> Street for Youth</li> <li>City acquired property in August 2021.</li> </ul>
Housing Acquisition for Adult Permanent Supportive Housing	<b>Spring 2021:</b> <ul style="list-style-type: none"> <li>City acquisition lead hired</li> <li>Professional Services Contract in place for due diligence/site feasibility</li> </ul> <b>Fall 2021:</b> <ul style="list-style-type: none"> <li>BOS approved acquisition of 3 sites, totaling 237 units using non-GO bond funds</li> </ul> <b>December 2021:</b> <ul style="list-style-type: none"> <li>Successful state Homekey award: \$54.8 million for 1312 Mission St site</li> <li>Closed acquisition on (Eula Hotel) 25-units for transitional age youth</li> </ul> <b>January 2021:</b> <ul style="list-style-type: none"> <li>HSH introduced acquisition of 835 Turk Street (114 units)</li> <li>City leveraging availability of competitive state funds (Homekey) before issuing G.O. bond debt</li> </ul>



# Potential Future Costs Not Covered by Bond Proceeds

## One-Time Costs

- Furniture, fixtures & equipment (FF&E): Not eligible for bond proceeds
  - Estimated cost – TBD
  - Anticipated date when funding will be needed: Funds required prior to tenant lease up
  - Anticipated funding source(s): Our City, Our Homes Fund (Proposition C: Homelessness Gross Receipts Tax Revenue)

## On-Going Costs

- Operations & Maintenance
  - Estimated annual cost: **Approximately \$1,100 per unit per month** depending on size and structure of the building (e.g. number of floors, building age)
  - Anticipated funding source(s): State Homekey funding (up to 2 years) and Our City, Our Homes Fund (Proposition C: Homelessness Gross Receipts Tax Revenue)
- Services
  - Permanent Supportive Housing for formerly homeless tenants, including chronically homeless, provide on-site supportive services estimated at approximately **\$500 per tenant per month.**





# Upcoming Challenges & Risks

- Neighborhood resistance to PSH
- Geographic diversity
- Finding buildings for sale that meet diverse needs

